

TOWN OF WELLESLEY



MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN  
THOMAS M. REYNOLDS  
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
TELEPHONE  
WE. 5-1664

Appeal of Louise and Nicholas Polletta

Pursuant to due notice the Board of Appeal held a public hearing in the Upper Town Hall at 8:35 p.m. on April 9, 1953 to consider the appeal of Louise and Nicholas Polletta for a variance from the terms of Section 9-C of the Zoning By-law which would permit the erection of a dwelling at 40 Pleasant Street with side yards less than the required twenty feet.

Statement of Facts

The Inspector of Buildings under date of March 31, 1953 notified the appellants in writing that a permit for the proposed dwelling could not be granted because it would violate Section 9-C of the Zoning By-law which requires a twenty-foot side yard. On the same date the appellants took an appeal in writing from such refusal. Thereafter due notice of the hearing was given by mailing and publication.

At the hearing both appellants appeared and submitted a plot plan showing the proposed location of the house. This plan showed that the appellants desire to construct a dwelling approximately 38.5' x 44' with seventeen-foot side yards. The lot, although it contains 17,710 square feet, is narrow and deep with a frontage of only 62.12 feet and widening very slightly in the rear.

The appellants pointed out that many of the houses in the neighborhood have side yards less than the required twenty feet and many of them with as little as ten feet. The houses on the adjacent lots are forty-five feet and thirty-two feet respectively from the side lot lines which allows ample space between the houses.

Eugene Boehne, member of the Planning Board, appeared and stated that the Planning Board had no objections to the granting of the requested variance.

No objections were made at the hearing to the granting of the exception.

Decision

The Board is of the unanimous opinion that the granting of the requested variance will not in any manner prove detrimental to the appearance and character of the community and that no increased fire hazard will result.

The Board has examined a plan of the neighborhood, and finds that the neighborhood has been generally developed by the construction of houses with side yards less than the required twenty feet.

The Board feels that substantial hardship to the appellants is involved in this case and that a variance can be granted without substantial detriment to the public good and without derogating from the intent and purpose of said section.

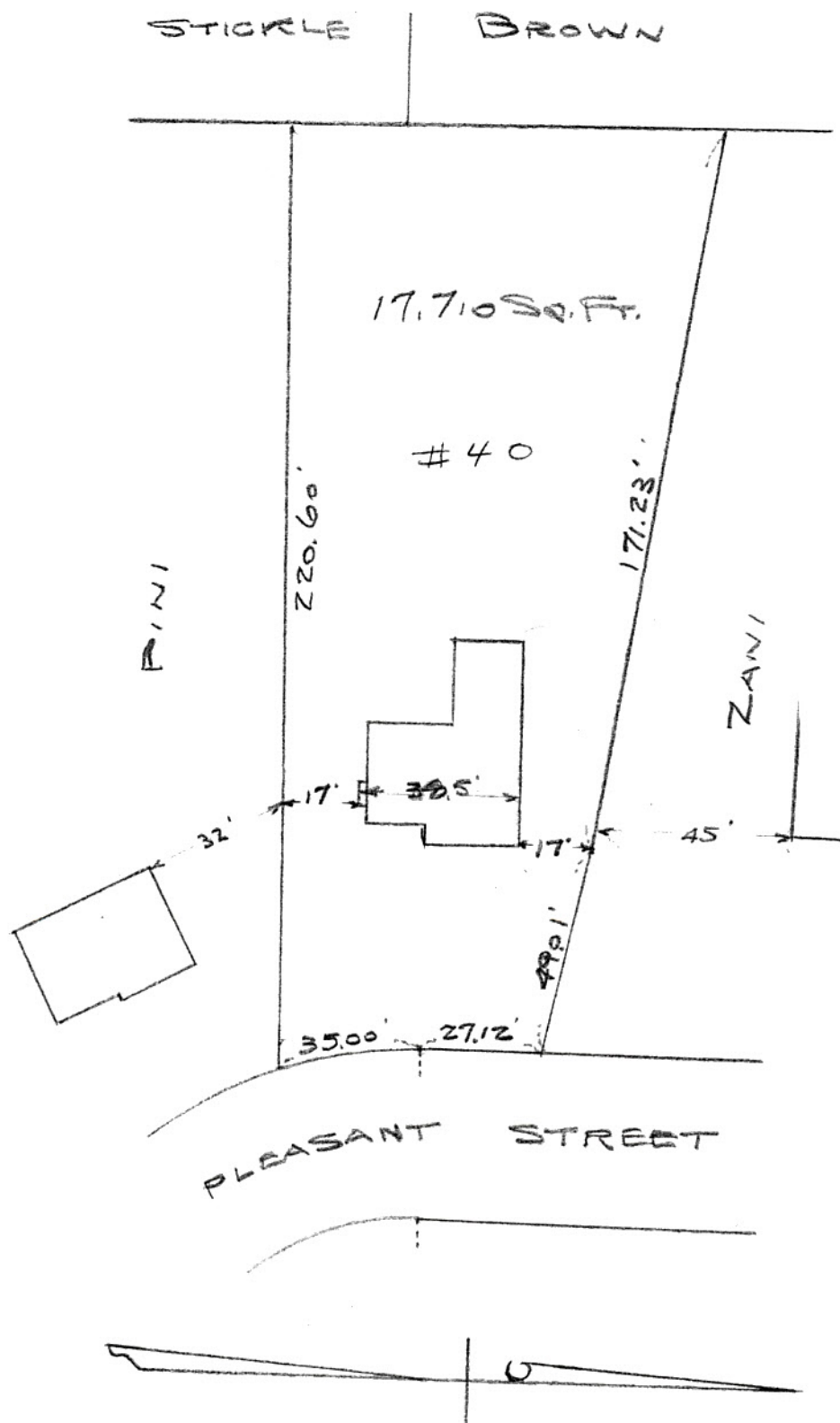
Accordingly, the requested variance is authorized and granted and the issuance of a permit for the proposed dwelling is hereby directed, subject to the condition that the proposed dwelling be constructed no closer than seventeen feet to the side lot lines.

B. S. Brown  
Burtis S. Brown

T. M. Reynolds  
Thomas M. Reynolds

Sherman J. L. Brown  
Sherman J. L. Brown

May 5, 1953.



LAND IN WELLESLEY  
OWNED BY  
NICHOLAS & LOUISE POLLETTA  
SCALE 1"=40' MARCH 30, 1952  
GLEASON ENGINEERING COMPANY